

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
November 2, 2016**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Dan Buck took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Josh Gunselman, Vice Chairman	-Present	Darla Blazey Director of Community Development/Planning	-Present
Dan Buck, Secretary	-Present	Renee Kabrick, City Attorney	-Present
Matt Schaick	-Present		

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the October 5, 2016 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Secretary Buck seconded it. The motion carried 5-0.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of John and Mary Jo Hart for a variance from Section 16.02.120 (Lot & Yard Requirements) (Table B) minimum lot area (square footage)

Mary Jo Hart was present to request a variance from the minimal lot requirements in order to build a home on some property she and her husband, John own south of 1461 Gregory Lane. The empty lot is .28 acres and is surrounded by homes, including a new subdivision being finalized for construction of 23 homes. The house would measure 1900 square feet and placement would meet all of the required setbacks for the R-1 zoned lot. Ms. Hart said there is ample room to build a home. The ordinance requires 15,000 square feet. The proposed lot is 11,000.

There were no remonstrators present. Following some discussion, Vice Chairman Gunselman made a motion to close the public hearing. Secretary Buck seconded it. Motion

carried 5-0. Vice Chairman Gunselman made a motion to grant a variance from Section 16.02.120 as presented. Randy Mehringer seconded it. Motion carried 5-0.

Petition of Little Company of Mary Hospital of Indiana/Memorial Hospital & Health Care Center for a special exception to allow construction of a medical clinic/offices in an R-3 (Residential) zone

Gerald Miller, Construction Manager for Memorial Hospital and Health Care Center, was present to request a special exception to build a medical facility in an R-3 (Residential) zone. The proposed property is located on the southeast corner of the intersection of 13th and Bartley Streets. Also present were Brian Hoagland, of BSA Live Structures, and Dr. Stanley Tretter, CMO at Memorial Hospital.

A preliminary site plan was displayed. Plans are to build a continuity clinic to house a residency program to train family medicine physicians. The project would be constructed in two phases. Phase 1 will be the clinic and includes conference rooms and office space for the resident physicians (17,000 square feet). Phase 2 will be constructed for future medical offices. (18,000 square feet) The hospital expects to break ground in early spring of 2017.

Secretary Buck made a motion to close the public hearing. Matt Schaick seconded it. Motion carried 5-0. Randy Mehringer made a motion to grant a variance to allow construction of a medical clinic in an R-3 (Residential) zone at the corner of 13th and Bartley Streets. Secretary Buck seconded it. Motion carried 5-0.

Unified Development Ordinance Update

Director of Community Development and Planning Darla Blazey announced that there will be a continuation of the public hearing for the Unified Development Ordinance at tonight's Jasper Plan Commission meeting.

ADJOURNMENT

With no further discussion, Secretary Buck made a motion to adjourn the meeting, seconded by Vice Chairman Gunselman. Motion carried 5-0, and the meeting was adjourned at 7:05 p.m.

Jerry Uebelhor, Chairman

Dan Buck, Secretary

Recording Secretary, Kathy Pfister